

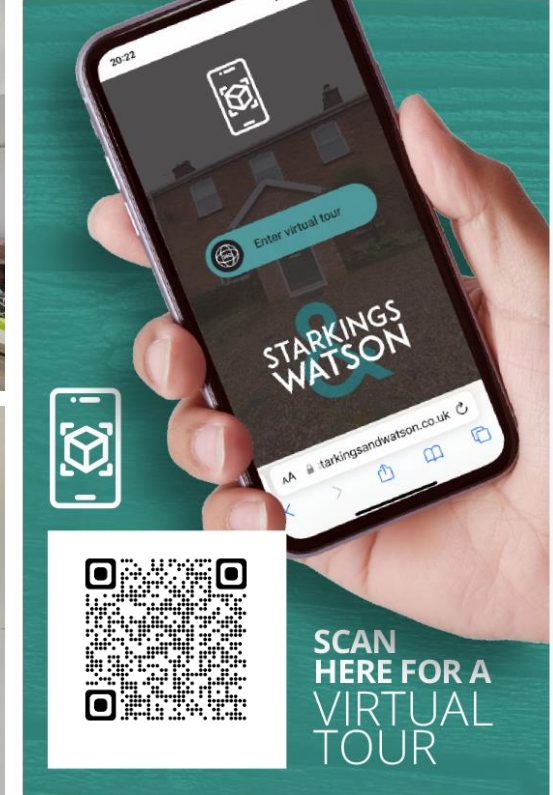
AMSTERDAM WAY

**Dereham NR19 1XH**

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

**FOR SALE**  
**PROPERTY**



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**STARKINGS  
&  
WATSON**

- Mid-Terrace Home
- Popular Residential Location
- Ideal First Time Purchase
- Sitting/Dining Room Opening Onto Garden
- Kitchen with Integrated Appliances
- Three Bedrooms
- Landscaped Gardens
- Garage & Parking

### IN SUMMARY

This DECEPTIVELY SPACIOUS mid-terrace home is situated in a location close to OPEN PARKLAND within the popular residential location of Dereham. The property has been WELL MAINTAINED by the current vendor and offers a SITTING/DINING ROOM with doors to the GARDEN, as well as the KITCHEN with some INTEGRATED APPLIANCES and finally the CLOAKROOM to the ground floor. Heading upstairs, there are THREE BEDROOMS of which the main bedroom includes BUILT-IN WARDROBES with SLIDING DOORS. The property is finished with uPVC double glazing and GAS FIRED CENTRAL HEATING. With a LANDSCAPED rear garden featuring artificial lawned gardens and a patio area with a garage beyond the garden offers space for all the family to enjoy. Parking is also provided to front for one vehicle in an ALLOCATED PARKING area.

### SETTING THE SCENE

The property is approached via a hard standing pathway providing access to the main property which in turn leads from the shared parking area providing

allocated parking for one vehicle.

### THE GRAND TOUR

Approached via the covered entrance door into the hallway you will find access to the first floor landing and the W.C. Throughout the ground floor there is stylish wood effect flooring, leading to the kitchen which is fitted with ample cupboard space and squared edge work-surfaces and tiled splash backs. There is an integrated electric oven and hob as well as integrated fridge/freezer. The sitting/dining room offers plenty of space for soft furnishings and opens onto the rear garden with sliding doors, and also benefits from built-in storage. Leading up to the first floor landing you will find loft hatch access and built-in storage cupboard as well as three bedrooms with the main bedroom benefiting from built-in storage also. There is then a family bathroom. The property benefits from uPVC double glazing and gas fired central heating.

### THE GREAT OUTDOORS

Leaving the property via the sitting/dining room sliding patio door there is a hard standing patio area ideal for outside dining. There are raised sleeper planters and the main part of the garden is laid to artificial lawn providing an excellent space for all the family to enjoy. The garden is fully enclosed with timber fencing and a timber gated access to the rear leading to the garage. You will also find a timber built shed.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



#### OUT & ABOUT

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

#### FIND US

Postcode : NR19 1XH

What3Words : ///riot.diets.daydream

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

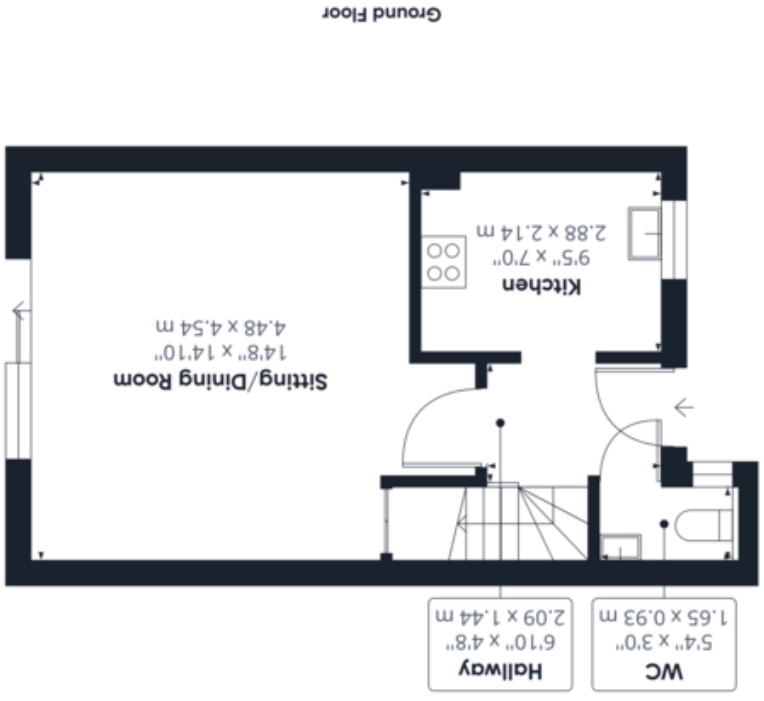
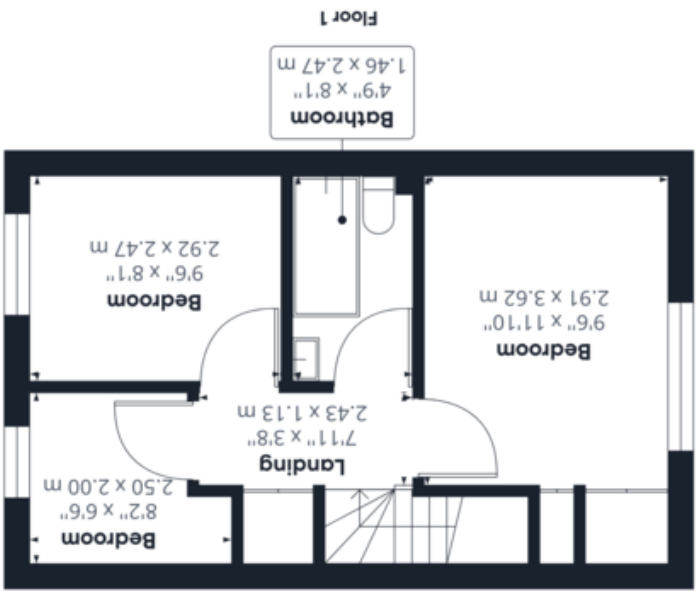
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>

701.81 ft<sup>2</sup>

65.20 m<sup>2</sup>

